



CASTLE CHAMBERS 23 MARKET PLACE  
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND



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# CASTLE CHAMBERS 23 MARKET PLACE

Barnard Castle, County Durham, DL12 8NE

We are delighted to offer a Grade II listed commercial investment property with huge potential to develop further income or for residential conversion subject to planning, situated in the heart of the historic market town of Barnard Castle.

## ACCOMMODATION

- \* Grade II listed
- \* Investment property
- \* Shop plus 11 office suites
- \* Town centre location
- \* Possible residential conversion, subject to planning
- \* Parking



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## Location

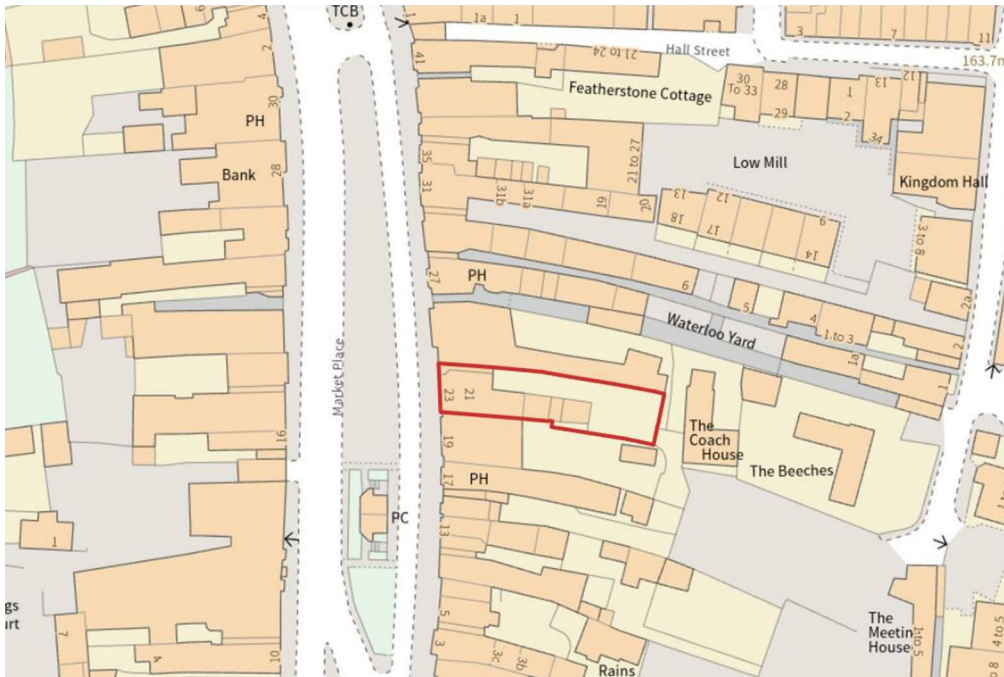
Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

## The Property

The property is a stone built three storey Grade II listed building situated on the highly sought after market place in the market town of Barnard Castle. The property comprises a self-contained ground floor shop with office, 11 individual office suites with communal kitchen and shared bathroom facilities. The property also benefits from private parking to the rear.







### Lease Term

The property benefits from two current tenants as detailed below:

1. The shop is currently rented on a 10 year lease, with a commencement date of 2018 at a rate of £17,750 per annum.
2. Suite No 4 is currently rented on a rolling 12 month lease at a rent of £1,818 per annum.

### Fixtures and Fittings

Fixtures and fittings are included in the sale where owned by the vendor.

### VAT

VAT is chargeable on the sale price, rent and service charge.

### Services

Mains connections to electricity, drainage and water with gas fired central heating.

### Business Rates

We believe each suite is rated individually please contact GSC Grays for further details.





### Commercial EPC

A full copy of the recent commercial EPC is available upon request from the agent. The rating is 'E'.

### Local Authority

Durham County Council Tel: 03000 26 00 00.

### Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Wayleaves, Easements and Rights of Way

Castle Chambers is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

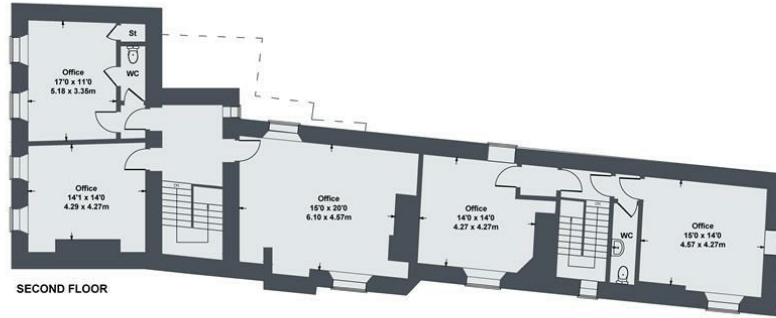
### Viewings

Strictly by appointment via GSC Grays

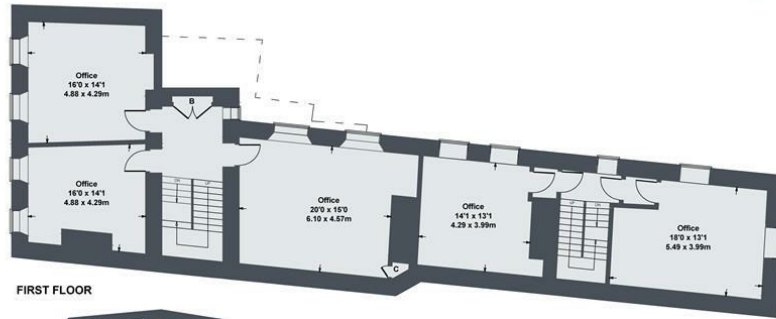


### Castle Chambers

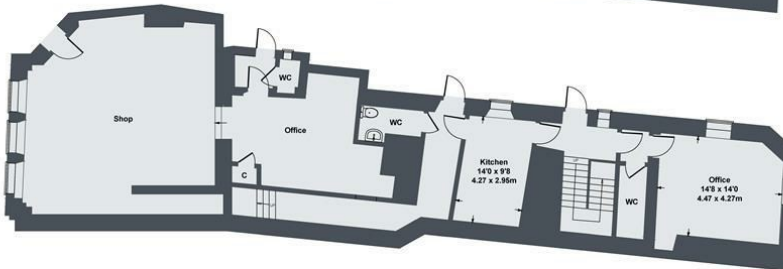
Approximate Gross Internal Area  
4381 sq ft - 407 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.